

Demographic Summary Report

West Broward Shopping Center

| Radius | 3 Mile | 5 Mile | 10 Mile |
|---|----------------|----------------|----------------|
| Population | | | |
| 2014 Projection | 163,553 | 399,341 | 1,224,074 |
| 2009 Estimate | 162,832 | 396,208 | 1,212,027 |
| 2000 Census | 155,598 | 378,478 | 1,150,628 |
| Growth 2009 - 2014 | 0.40% | 0.80% | 1.00% |
| Growth 2000 - 2009 | 4.60% | 4.70% | 5.30% |
| 2009 Population by Hispanic Origin | 20,338 | 61,498 | 255,301 |
| 2009 Population By Race | 162,832 | 396,208 | 1,212,027 |
| White | 48,796 29.97% | 188,707 47.63% | 768,995 63.45% |
| Black or African American | 101,142 62.11% | 168,848 42.62% | 311,592 25.71% |
| American Indian and Alaska Native | 328 0.20% | 881 0.22% | 3,376 0.28% |
| Asian | 2,237 1.37% | 8,075 2.04% | 31,749 2.62% |
| Native Hawaiian and Pacific Islander | 122 0.07% | 309 0.08% | 839 0.07% |
| Other Race | 4,371 2.68% | 12,283 3.10% | 47,865 3.95% |
| Two or More Races | 5,835 3.58% | 17,106 4.32% | 47,610 3.93% |
| Households | | | |
| 2014 Projection | 57,318 | 158,230 | 489,057 |
| 2009 Estimate | 57,170 | 157,402 | 485,947 |
| 2000 Census | 55,573 | 153,294 | 470,564 |
| Growth 2009 - 2014 | 0.30% | 0.50% | 0.60% |
| Growth 2000 - 2009 | 2.90% | 2.70% | 3.30% |
| Owner Occupied | 34,212 59.84% | 93,571 59.45% | 321,495 66.16% |
| Renter Occupied | 22,957 40.16% | 63,831 40.55% | 164,452 33.84% |
| 2009 Households by HH Income | 57,169 | 157,401 | 485,946 |
| Income Less Than \$15,000 | 9,372 16.39% | 22,912 14.56% | 57,490 11.83% |
| Income: \$15,000 - \$24,999 | 7,763 13.58% | 19,385 12.32% | 52,075 10.72% |
| Income: \$25,000 - \$34,999 | 7,285 12.74% | 19,713 12.52% | 54,653 11.25% |
| Income: \$35,000 - \$49,999 | 8,434 14.75% | 24,125 15.33% | 71,572 14.73% |
| Income: \$50,000 - \$74,999 | 11,318 19.80% | 33,327 21.17% | 108,756 22.38% |
| Income: \$75,000 - \$99,999 | 6,831 11.95% | 19,126 12.15% | 65,883 13.56% |
| Income: \$100,000 - \$149,999 | 4,301 7.52% | 12,430 7.90% | 49,128 10.11% |
| Income: \$150,000 - \$249,999 | 1,509 2.64% | 4,780 3.04% | 19,754 4.07% |
| Income: \$250,000 - \$499,999 | 295 0.52% | 1,266 0.80% | 5,264 1.08% |
| Income: \$500,000 or more | 61 0.11% | 337 0.21% | 1,371 0.28% |
| 2009 Avg Household Income | \$53,727 | \$57,693 | \$64,748 |
| 2009 Med Household Income | \$42,407 | \$45,291 | \$51,249 |
| 2009 Per Capita Income | \$18,875 | \$23,077 | \$26,172 |

Demographic Detail Report

West Broward Shopping Center

| Radius | 3 Mile | | 5 Mile | | 10 Mile | |
|-------------------------------|----------------|--------|----------------|--------|------------------|--------|
| Population | | | | | | |
| 2014 Projection | 163,553 | | 399,341 | | 1,224,074 | |
| 2009 Estimate | 162,832 | | 396,208 | | 1,212,027 | |
| 2000 Census | 155,598 | | 378,478 | | 1,150,628 | |
| Growth 2009 - 2014 | 0.40% | | 0.80% | | 1.00% | |
| Growth 2000 - 2009 | 4.60% | | 4.70% | | 5.30% | |
| 2009 Population by Age | 162,832 | | 396,208 | | 1,212,027 | |
| Age 0 - 4 | 12,152 | 7.46% | 25,696 | 6.49% | 73,475 | 6.06% |
| Age 5 - 9 | 12,107 | 7.44% | 24,417 | 6.16% | 71,113 | 5.87% |
| Age 10 - 14 | 12,007 | 7.37% | 23,642 | 5.97% | 70,605 | 5.83% |
| Age 15 - 17 | 7,740 | 4.75% | 15,125 | 3.82% | 44,935 | 3.71% |
| Age 18 - 20 | 7,125 | 4.38% | 15,553 | 3.93% | 43,758 | 3.61% |
| Age 21 - 24 | 8,838 | 5.43% | 22,214 | 5.61% | 60,504 | 4.99% |
| Age 25 - 34 | 20,400 | 12.53% | 53,642 | 13.54% | 152,218 | 12.56% |
| Age 35 - 44 | 21,235 | 13.04% | 54,308 | 13.71% | 163,832 | 13.52% |
| Age 45 - 49 | 12,152 | 7.46% | 29,830 | 7.53% | 94,127 | 7.77% |
| Age 50 - 54 | 11,166 | 6.86% | 27,361 | 6.91% | 87,455 | 7.22% |
| Age 55 - 59 | 9,792 | 6.01% | 24,204 | 6.11% | 78,026 | 6.44% |
| Age 60 - 64 | 8,121 | 4.99% | 20,721 | 5.23% | 66,314 | 5.47% |
| Age 65 - 74 | 10,469 | 6.43% | 28,287 | 7.14% | 90,862 | 7.50% |
| Age 75 - 84 | 6,332 | 3.89% | 19,842 | 5.01% | 72,218 | 5.96% |
| Age 85 and over | 3,196 | 1.96% | 11,368 | 2.87% | 42,587 | 3.51% |
| Age 16 and over | 124,008 | 76.16% | 317,454 | 80.12% | 981,808 | 81.01% |
| Age 18 and over | 118,826 | 72.97% | 307,329 | 77.57% | 951,899 | 78.54% |
| Age 21 and over | 111,701 | 68.60% | 291,776 | 73.64% | 908,141 | 74.93% |
| Age 65 and over | 19,996 | 12.28% | 59,496 | 15.02% | 205,667 | 16.97% |
| Median Age | 35.50 | | 38.30 | | 40.60 | |
| Average Age | 36.50 | | 39.00 | | 40.60 | |

Demographic Detail Report

West Broward Shopping Center

| Radius | 3 Mile | 5 Mile | 10 Mile |
|---|----------------|----------------|------------------|
| 2009 Population By Race | 162,832 | 396,208 | 1,212,027 |
| White | 48,796 29.97% | 188,707 47.63% | 768,995 63.45% |
| Black or African American | 101,142 62.11% | 168,848 42.62% | 311,592 25.71% |
| American Indian and Alaska Native | 328 0.20% | 881 0.22% | 3,376 0.28% |
| Asian | 2,237 1.37% | 8,075 2.04% | 31,749 2.62% |
| Native Hawaiian and Pacific Islander | 122 0.07% | 309 0.08% | 839 0.07% |
| Other Race | 4,371 2.68% | 12,283 3.10% | 47,865 3.95% |
| Two or More Races | 5,835 3.58% | 17,106 4.32% | 47,610 3.93% |
| 2009 Population by Hispanic Origin | 162,833 | 396,209 | 1,212,028 |
| Not Hispanic or Latino | 142,494 87.51% | 334,711 84.48% | 956,725 78.94% |
| Hispanic or Latino: | 20,338 12.49% | 61,498 15.52% | 255,301 21.06% |
| Mexican | 1,806 1.11% | 5,239 1.32% | 18,839 1.55% |
| Puerto Rican | 4,420 2.71% | 13,547 3.42% | 55,106 4.55% |
| Cuban | 4,456 2.74% | 10,328 2.61% | 42,898 3.54% |
| Other Hispanic or Latino | 9,657 5.93% | 32,384 8.17% | 138,460 11.42% |
| 2009 Age 5+ Language at Home | 150,680 | 370,512 | 1,138,552 |
| Speak Only English | 117,574 78.03% | 275,346 74.32% | 829,748 72.88% |
| Speak Asian or Pacific Island | 934 0.62% | 3,226 0.87% | 12,595 1.11% |
| Speak IndoEuropean | 17,214 11.42% | 47,935 12.94% | 116,056 10.19% |
| Speak Spanish | 14,451 9.59% | 41,739 11.27% | 169,678 14.90% |
| Speak Other Language | 507 0.34% | 2,266 0.61% | 10,475 0.92% |
| 2009 Median Age, Male | 34.00 | 37.10 | 39.00 |
| 2009 Average Age, Male | 35.20 | 37.70 | 39.10 |
| Median Age, Female | 36.80 | 39.60 | 42.20 |
| Average Age, Female | 37.70 | 40.30 | 42.00 |
| 2009 Population by Employment Status (Age 16+) | 124,008 | 317,454 | 981,807 |
| In Armed Forces | 39 0.03% | 159 0.05% | 806 0.08% |
| Civilian, Employed | 71,272 57.47% | 185,257 58.36% | 575,080 58.57% |
| Civilian, Unemployed | 12,965 10.45% | 30,191 9.51% | 83,572 8.51% |
| Not In Labor Force | 39,732 32.04% | 101,847 32.08% | 322,349 32.83% |
| 2009 Population by Occupation Classification (Age 16+) | 71,271 | 185,258 | 575,081 |
| Blue Collar | 16,580 23.26% | 37,735 20.37% | 105,492 18.34% |
| White Collar | 36,246 50.86% | 104,363 56.33% | 355,907 61.89% |
| Service | 18,445 25.88% | 43,160 23.30% | 113,682 19.77% |

Demographic Detail Report

West Broward Shopping Center

| Radius | 3 Mile | 5 Mile | 10 Mile |
|--|----------------|----------------|----------------|
| 2000 Population by Marital Status (Age 15+) | 126,566 | 322,454 | 996,834 |
| Total, Never Married | 47,976 37.91% | 117,347 36.39% | 307,294 30.83% |
| Married | 54,811 43.31% | 137,319 42.59% | 478,795 48.03% |
| Widowed | 8,467 6.69% | 24,261 7.52% | 81,155 8.14% |
| Divorced | 15,312 12.10% | 43,527 13.50% | 129,590 13.00% |
| Males Divorced | 5,741 | 16,994 | 48,303 |
| Females Divorced | 7,881 | 22,215 | 66,418 |
| Males, Never Married | 20,701 | 55,187 | 141,347 |
| Females Never Married | 19,589 | 43,968 | 114,047 |
| 2009 Population by Education | 102,864 | 269,562 | 847,638 |
| Less Than 9Th Grade | 9,059 8.81% | 18,313 6.79% | 43,636 5.15% |
| Some High School, No Diploma | 16,042 15.60% | 33,022 12.25% | 82,554 9.74% |
| High School Graduate (Includes Equivalency) | 35,034 34.06% | 87,310 32.39% | 267,214 31.52% |
| Some College, No Degree | 17,060 16.59% | 49,455 18.35% | 165,675 19.55% |
| Associate Degree | 7,488 7.28% | 20,511 7.61% | 70,405 8.31% |
| Bachelor Degree | 11,765 11.44% | 40,070 14.86% | 141,755 16.72% |
| Advanced Degrees | 6,416 6.24% | 20,881 7.75% | 76,399 9.01% |
| 2009 Population by Occupation (Age 16+) | 89,719 | 228,419 | 688,762 |
| Management, Business, & Financial | 16,932 18.87% | 49,508 21.67% | 173,064 25.13% |
| Professional & Related Occupations | 2,217 2.47% | 5,612 2.46% | 17,738 2.58% |
| Services | 49,007 54.62% | 119,222 52.19% | 336,400 48.84% |
| Sales & Office | 8,350 9.31% | 24,492 10.72% | 81,594 11.85% |
| Farming, Fishing, and Forestry | 207 0.23% | 452 0.20% | 1,311 0.19% |
| Construction and Extraction, Maint | 5,384 6.00% | 12,604 5.52% | 35,397 5.14% |
| Production & Transportation | 7,622 8.50% | 16,529 7.24% | 43,258 6.28% |
| 2009 Workers by Travel Time to Work (Age 16+) | 71,311 | 185,415 | 575,886 |
| Less Than 15 Minutes | 11,293 15.84% | 37,038 19.98% | 114,616 19.90% |
| 15 to 29 Minutes | 28,958 40.61% | 71,177 38.39% | 206,516 35.86% |
| 30 to 44 Minutes | 19,060 26.73% | 46,393 25.02% | 150,798 26.19% |
| 45 to 59 Minutes | 5,424 7.61% | 14,555 7.85% | 52,848 9.18% |
| 60+ Minutes | 6,576 9.22% | 16,252 8.77% | 51,108 8.87% |

Demographic Detail Report

West Broward Shopping Center

| Radius | 3 Mile | 5 Mile | 10 Mile |
|-------------------------------------|---------------|----------------|----------------|
| Households | | | |
| 2014 Projection | 57,318 | 158,230 | 489,057 |
| 2009 Estimate | 57,170 | 157,402 | 485,947 |
| 2000 Census | 55,573 | 153,294 | 470,564 |
| Growth 2009 - 2014 | 0.30% | 0.50% | 0.60% |
| Growth 2000 - 2009 | 2.90% | 2.70% | 3.30% |
| 2000 Households by HH Size | 55,575 | 153,296 | 470,564 |
| 1-Person Households | 13,752 24.74% | 49,047 31.99% | 145,030 30.82% |
| 2-Person Households | 15,907 28.62% | 49,091 32.02% | 156,443 33.25% |
| 3-Person Households | 9,826 17.68% | 22,888 14.93% | 70,775 15.04% |
| 4-Person Households | 7,713 13.88% | 16,659 10.87% | 55,634 11.82% |
| 5-Person Households | 4,604 8.28% | 8,851 5.77% | 26,091 5.54% |
| 6-Person Households | 2,096 3.77% | 3,837 2.50% | 10,063 2.14% |
| 7 or more Person Households | 1,677 3.02% | 2,923 1.91% | 6,528 1.39% |
| 2009 Average Household Size | 2.82 | 2.47 | 2.46 |
| 2009 Households by HH Income | 57,169 | 157,401 | 485,946 |
| Income Less than \$15,000 | 9,372 16.39% | 22,912 14.56% | 57,490 11.83% |
| Income: \$15,000 - \$24,999 | 7,763 13.58% | 19,385 12.32% | 52,075 10.72% |
| Income: \$25,000 - \$34,999 | 7,285 12.74% | 19,713 12.52% | 54,653 11.25% |
| Income: \$35,000 - \$49,999 | 8,434 14.75% | 24,125 15.33% | 71,572 14.73% |
| Income: \$50,000 - \$74,999 | 11,318 19.80% | 33,327 21.17% | 108,756 22.38% |
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| Income: \$500,000 or more | 61 0.11% | 337 0.21% | 1,371 0.28% |
| 2009 Avg Household Income | \$53,727 | \$57,693 | \$64,748 |
| 2009 Med Household Income | \$42,407 | \$45,291 | \$51,249 |
| 2009 Per Capita Income | \$18,875 | \$23,077 | \$26,172 |
| 2009 Occupied Housing | 57,169 | 157,402 | 485,947 |
| Owner Occupied | 34,212 59.84% | 93,571 59.45% | 321,495 66.16% |
| Renter Occupied | 22,957 40.16% | 63,831 40.55% | 164,452 33.84% |

Demographic Detail Report

West Broward Shopping Center

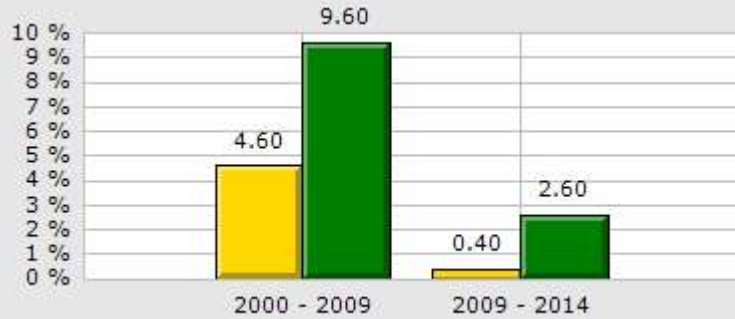
| Radius | 3 Mile | | 5 Mile | | 10 Mile | |
|---|------------------|--------|------------------|--------|------------------|--------|
| 2009 Housing Value - Owner Occupied | 34,213 | | 93,568 | | 321,490 | |
| Value Less than \$20,000 | 935 | 2.73% | 2,741 | 2.93% | 6,280 | 1.95% |
| Value \$20,000 - \$39,999 | 2,246 | 6.56% | 4,947 | 5.29% | 11,665 | 3.63% |
| Value \$40,000 - \$59,999 | 3,234 | 9.45% | 8,453 | 9.03% | 22,108 | 6.88% |
| Value \$60,000 - \$79,999 | 2,093 | 6.12% | 6,552 | 7.00% | 20,689 | 6.44% |
| Value \$80,000 - \$99,999 | 2,999 | 8.77% | 9,187 | 9.82% | 26,845 | 8.35% |
| Value \$100,000 - \$149,999 | 11,492 | 33.59% | 29,645 | 31.68% | 92,659 | 28.82% |
| Value \$150,000 - \$199,999 | 4,677 | 13.67% | 12,136 | 12.97% | 51,992 | 16.17% |
| Value \$200,000 - \$299,999 | 4,725 | 13.81% | 12,595 | 13.46% | 55,165 | 17.16% |
| Value \$300,000 - \$399,999 | 984 | 2.88% | 2,896 | 3.10% | 12,834 | 3.99% |
| Value \$400,000 - \$499,999 | 402 | 1.17% | 1,653 | 1.77% | 8,012 | 2.49% |
| Value \$500,000 - \$749,999 | 248 | 0.72% | 1,390 | 1.49% | 7,413 | 2.31% |
| Value \$750,000 - \$999,999 | 104 | 0.30% | 724 | 0.77% | 3,335 | 1.04% |
| Value \$1,000,000 or more | 74 | 0.22% | 649 | 0.69% | 2,493 | 0.78% |
| 2009 Med Housing Val-Owner Occupied | \$123,923 | | \$124,438 | | \$139,655 | |
| 2000 Housing Units by Units in Structure | 60,943 | | 170,018 | | 528,414 | |
| 1 Unit Attached | 2,144 | 3.52% | 11,914 | 7.01% | 40,853 | 7.73% |
| 1 Unit Detached | 29,685 | 48.71% | 64,506 | 37.94% | 211,124 | 39.95% |
| 2 Units | 2,725 | 4.47% | 7,752 | 4.56% | 16,671 | 3.15% |
| 3 - 19 Units | 10,253 | 16.82% | 33,722 | 19.83% | 94,442 | 17.87% |
| 20 - 49 Units | 6,055 | 9.94% | 21,099 | 12.41% | 68,244 | 12.91% |
| 50 or more Units | 8,147 | 13.37% | 23,147 | 13.61% | 76,688 | 14.51% |
| Mobile Home or Trailer | 1,706 | 2.80% | 7,435 | 4.37% | 19,603 | 3.71% |
| Boat, RV, Van, Etc. | 228 | 0.37% | 443 | 0.26% | 789 | 0.15% |
| 2009 Housing Units by Yr Built | 64,463 | | 180,130 | | 562,840 | |
| Built 1999 to Present | 3,601 | 5.59% | 11,208 | 6.22% | 40,169 | 7.14% |
| Built 1995 to 1998 | 1,103 | 1.71% | 5,060 | 2.81% | 23,661 | 4.20% |
| Built 1990 to 1994 | 1,040 | 1.61% | 6,439 | 3.57% | 36,179 | 6.43% |
| Built 1980 to 1989 | 6,443 | 9.99% | 28,132 | 15.62% | 113,267 | 20.12% |
| Built 1970 to 1979 | 19,351 | 30.02% | 59,376 | 32.96% | 170,033 | 30.21% |
| Built 1960 to 1969 | 17,070 | 26.48% | 35,556 | 19.74% | 100,296 | 17.82% |
| Built 1950 to 1959 | 13,012 | 20.19% | 25,742 | 14.29% | 61,139 | 10.86% |
| Built 1940 to 1949 | 1,935 | 3.00% | 5,680 | 3.15% | 11,421 | 2.03% |
| Built 1939 or Earlier | 908 | 1.41% | 2,937 | 1.63% | 6,675 | 1.19% |
| 2009 Median Year Built | 1970 | | 1973 | | 1976 | |

West Broward Shopping Center

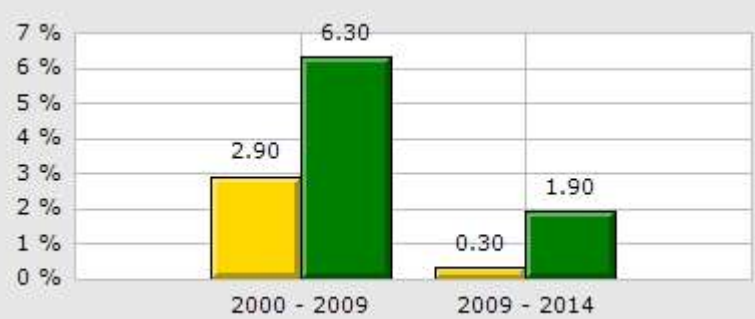
Type: **Shopping Center/Community Center**
 County: **Broward**

3 Mile
County

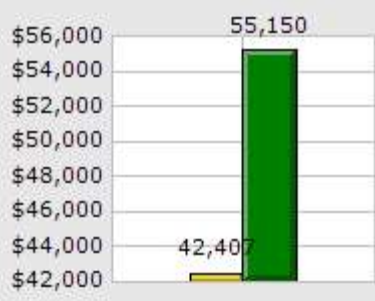
Population Growth



Household Growth



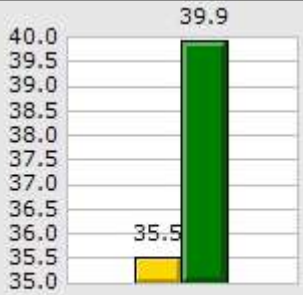
2009 Med Household Inc



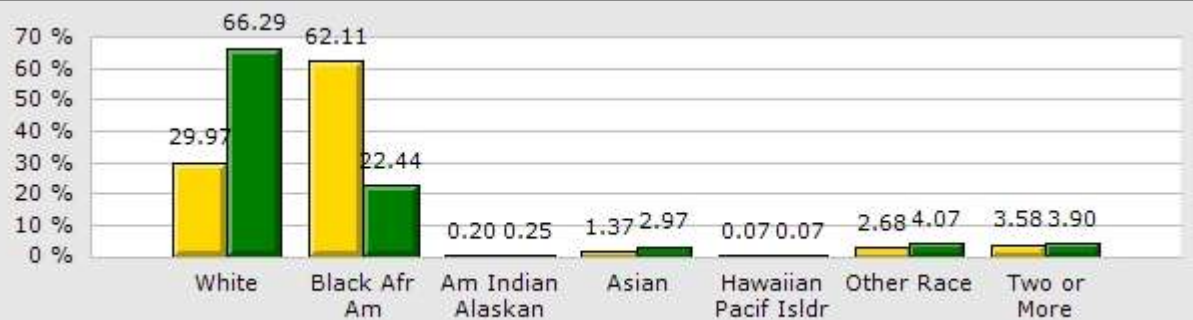
2009 Households by Household Income



2009 Median Age



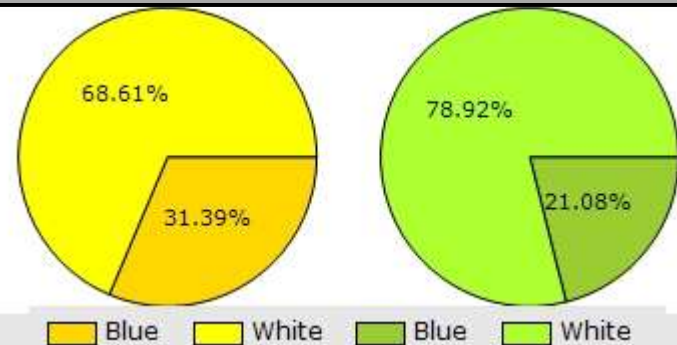
2009 Population by Race



2009 Renter vs. Owner



2009 Blue vs. White Collar



Demographic Market Comparison Report

3 mile radius

West Broward Shopping Center

Type: **Shopping Center/Community Center**
 County: **Broward**

| | 3 Mile | | County | |
|-------------------------------------|----------------|--------|------------------|--------|
| Population | | | | |
| Growth 2000 - 2009 | 4.60% | | 9.60% | |
| Growth 2009 - 2014 | 0.40% | | 2.60% | |
| 2009 Blue Collar | 16,580 | 31.39% | 143,724 | 21.08% |
| 2009 White Collar | 36,246 | 68.61% | 538,046 | 78.92% |
| 2009 Population By Race | 162,831 | | 1,778,618 | |
| White | 48,796 | 29.97% | 1,179,132 | 66.29% |
| Black Afr Am | 101,142 | 62.11% | 399,095 | 22.44% |
| Am Indian Alaskan | 328 | 0.20% | 4,515 | 0.25% |
| Asian | 2,237 | 1.37% | 52,840 | 2.97% |
| Hawaiian Pacif Islldr | 122 | 0.07% | 1,195 | 0.07% |
| Other Race | 4,371 | 2.68% | 72,393 | 4.07% |
| Two or More | 5,835 | 3.58% | 69,448 | 3.90% |
| Households | | | | |
| Growth 2000 - 2009 | 2.90% | | 6.30% | |
| Growth 2009 - 2014 | 0.30% | | 1.90% | |
| Renter Occupied | 22,957 | 40.16% | 217,485 | 31.27% |
| Owner Occupied | 34,212 | 59.84% | 478,042 | 68.73% |
| 2009 Households by HH Income | 57,169 | | 695,527 | |
| Income < \$35,000 | 24,420 | 42.72% | 215,234 | 30.95% |
| Income \$35,000 - \$74,999 | 19,752 | 34.55% | 244,233 | 35.11% |
| Income \$75,000 - \$149,999 | 11,132 | 19.47% | 176,590 | 25.39% |
| Income \$150,000 - \$249,999 | 1,509 | 2.64% | 44,296 | 6.37% |
| Income \$250,000+ | 356 | 0.62% | 15,174 | 2.18% |
| 2009 Median Household Income | \$42,407 | | \$55,150 | |
| 2009 Median Age | 35.50 | | 39.90 | |



Consumer Spending Report

West Broward Shopping Center

| 2009 Annual Spending (in Thousands) | 3 Mile | 5 Mile | 10 Mile |
|--|--------------------|--------------------|---------------------|
| Total Specified Consumer Spending | \$1,670,597 | \$4,931,881 | \$17,005,126 |
| Total Apparel | \$59,971 | \$176,575 | \$600,865 |
| Women's Apparel | 24,109 | 71,231 | 245,277 |
| Men's Apparel | 14,157 | 42,005 | 143,830 |
| Girl's Apparel | 5,414 | 15,313 | 52,118 |
| Boy's Apparel | 4,329 | 12,213 | 41,061 |
| Infant Apparel | 4,227 | 12,505 | 41,433 |
| Footwear (excl. Infants) | 9,443 | 27,671 | 93,428 |
| Other Apparel Prod/Services | 7,736 | 23,308 | 77,146 |
| Total Entertainment | \$145,825 | \$436,532 | \$1,526,980 |
| Sports and Recreation | 6,217 | 18,545 | 64,729 |
| TV, Radio and Sound Equipment | 54,344 | 159,469 | 543,243 |
| Reading Materials | 6,982 | 21,030 | 73,726 |
| Travel | 76,327 | 231,612 | 824,847 |
| Photographic Equipment | 1,954 | 5,877 | 20,436 |
| Total Food At Home | \$141,166 | \$413,557 | \$1,406,897 |
| Cereal Products | 8,841 | 25,859 | 87,313 |
| Bread & Bakery Products | 18,523 | 54,191 | 185,317 |
| Seafood | 7,287 | 21,548 | 73,835 |
| Meat/Poultry/Fish/Eggs | 48,696 | 141,417 | 478,515 |
| Dairy Products | 22,720 | 66,667 | 227,144 |
| Fruits and Vegetables | 35,099 | 103,876 | 354,773 |
| Total Food Away From Home | \$140,440 | \$413,630 | \$1,410,274 |
| Breakfast and Brunch | 13,752 | 40,665 | 137,238 |
| Dinner | 64,864 | 191,071 | 653,417 |
| Lunch | 47,005 | 137,941 | 468,907 |
| Snacks and Non Alcoholic Bev | 10,729 | 31,711 | 106,220 |
| Catered Affairs | 4,090 | 12,242 | 44,492 |

Consumer Spending Report

West Broward Shopping Center

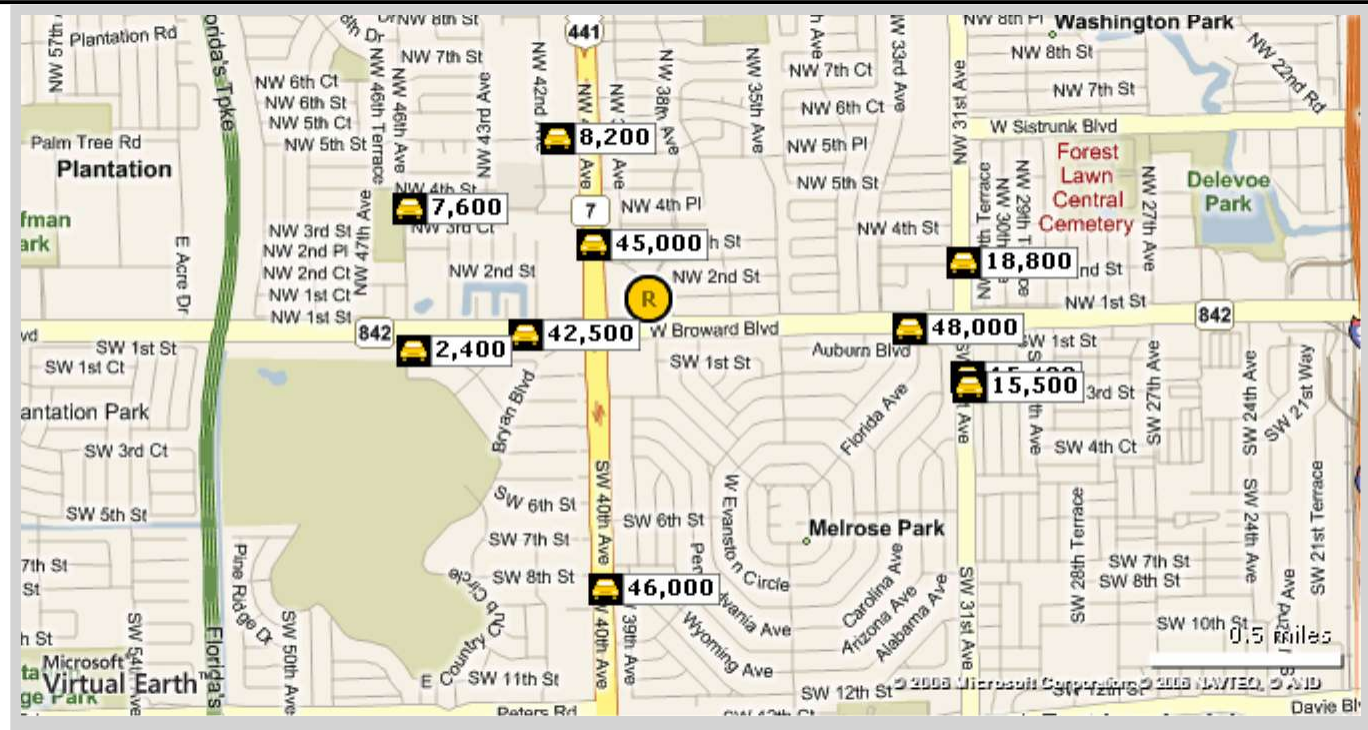
| Annual Spending (in Thousands) | 3 Mile | 5 Mile | 10 Mile |
|--------------------------------------|------------------|--------------------|--------------------|
| Total Alcoholic Beverages | \$26,072 | \$78,050 | \$264,199 |
| Alcoholic Bev. at Home | 14,724 | 44,210 | 151,211 |
| Alcoholic Bev. away from Home | 11,347 | 33,841 | 112,988 |
| Total Furniture/Appliances | \$154,035 | \$460,625 | \$1,614,906 |
| Bedroom Furniture | 9,258 | 27,638 | 95,220 |
| Living Room Furniture | 13,509 | 40,356 | 141,326 |
| Other Living & Family Room Furniture | 3,575 | 10,705 | 38,040 |
| Other Furniture | 1,354 | 4,058 | 14,656 |
| Major Appliances | 12,451 | 36,865 | 131,046 |
| Small Appliances | 32,040 | 96,383 | 336,674 |
| Misc Household Equipment | 81,847 | 244,619 | 857,945 |
| Total Transportation/Maint. | \$824,669 | \$2,427,260 | \$8,351,808 |
| New Autos/Trucks/Vans | 106,817 | 318,852 | 1,132,083 |
| Used Vehicles | 94,174 | 276,779 | 928,463 |
| Purchase of RVs or Boats | 10,134 | 30,782 | 112,385 |
| Gasoline | 119,047 | 344,331 | 1,168,761 |
| Diesel Fuel | 1,800 | 5,445 | 19,277 |
| Automotive Maintenance/Repair | 40,732 | 120,896 | 417,451 |
| Transportation | 451,966 | 1,330,174 | 4,573,389 |
| Total Health Care | \$71,920 | \$211,896 | \$742,187 |
| Medical Services | 40,335 | 119,498 | 419,581 |
| Prescription Drugs | 24,871 | 72,407 | 252,517 |
| Medical Supplies | 6,714 | 19,992 | 70,089 |
| Total Education/Day Care | \$124,227 | \$364,889 | \$1,262,347 |
| Education | 54,867 | 161,564 | 558,008 |
| Room and Board | 5,332 | 15,286 | 55,347 |
| Tuition/School Supplies | 49,283 | 145,247 | 501,645 |
| Day Care, Nursery & Preschool | 14,745 | 42,792 | 147,348 |

West Broward Shopping Center

| Business Employment by Type | # of Businesses | # Employees | #Emp/Bus |
|--|-----------------|---------------|-----------|
| Total Businesses | 5,681 | 44,926 | 8 |
| Total Retail | 1,213 | 9,233 | 8 |
| Home Improvement Stores | 81 | 342 | 4 |
| General Merchandise Stores | 39 | 139 | 4 |
| Food Stores | 143 | 1,167 | 8 |
| Auto Dealers and Gas Stations | 243 | 3,663 | 15 |
| Apparel and Accessory Stores | 97 | 302 | 3 |
| Furniture and Home Furnishings | 124 | 426 | 3 |
| Eating and Drinking Places | 217 | 1,883 | 9 |
| Miscellaneous Retail Stores | 269 | 1,311 | 5 |
| Finance-Insurance-Real Estate | 497 | 2,100 | 4 |
| Banks, Saving and Lending Inst. | 115 | 467 | 4 |
| Security Brokers and Investments | 29 | 86 | 3 |
| Insurance Carriers and Agencies | 96 | 372 | 4 |
| Real Estate-Trust-Holding Co. | 257 | 1,175 | 5 |
| Services | 2,456 | 19,863 | 8 |
| Hotels and Lodging | 19 | 1,018 | 54 |
| Motion Picture and Amusement | 98 | 795 | 8 |
| Health Services | 265 | 4,176 | 16 |
| Legal Services | 72 | 389 | 5 |
| Educational Services | 121 | 5,170 | 43 |
| Auto Services | 234 | 967 | 4 |
| Other Services | 1,647 | 7,348 | 4 |
| Agriculture/Mining | 150 | 330 | 2 |
| Construction | 503 | 2,779 | 6 |
| Manufacturing | 170 | 2,827 | 17 |
| Transportation, Comm./Pub Util. | 281 | 1,658 | 6 |
| Wholesale Trade | 309 | 2,343 | 8 |
| Government | 102 | 3,793 | 37 |
| Daytime Population | 44,926 | | |
| Daytime Population/Business | 8 | | |
| Residential Population | 162,832 | | |
| Residential Population/Business | 29 | | |

Traffic Count Report

West Broward Shopping Center



| | Street | Cross Street | Cross Str Dist | Count Year | Avg Daily Volume | Volume Type | Miles from Subject Prop |
|----|----------------|--------------|----------------|------------|------------------|-------------|-------------------------|
| 1 | N State Road 7 | NW 3rd St | 0.06 S | 2005 | 45,000 | AADT | .20 |
| 2 | W Broward Blvd | NW 42nd Ave | 0.04 E | 2005 | 42,500 | AADT | .34 |
| 3 | NW 5th St | NW 42nd Ave | 0.05 W | 2004 | 8,200 | AADT | .49 |
| 4 | SW 46th Ave | SW 1st St | 0.03 S | 2004 | 2,400 | AADT | .64 |
| 5 | NW 46th Ave | NW 3rd Ct | 0.04 S | 2004 | 7,600 | AADT | .68 |
| 6 | W Broward Blvd | Florida Ave | 0.03 E | 2005 | 48,000 | AADT | .70 |
| 7 | S State Road 7 | SW 8th St | 0.03 N | 2005 | 46,000 | AADT | .78 |
| 8 | NW 31st Ave | NW 2nd St | 0.02 S | 2005 | 18,800 | AADT | .85 |
| 9 | SW 31st Ave | SW 2nd St | 0.02 N | 2004 | 15,400 | AADT | .88 |
| 10 | SW 31st Ave | SW 2nd Ct | 0.01 S | 2005 | 15,500 | AADT | .89 |

